

# Ginnie Mae HECM/HMBS Monthly Report

February 24, 2010

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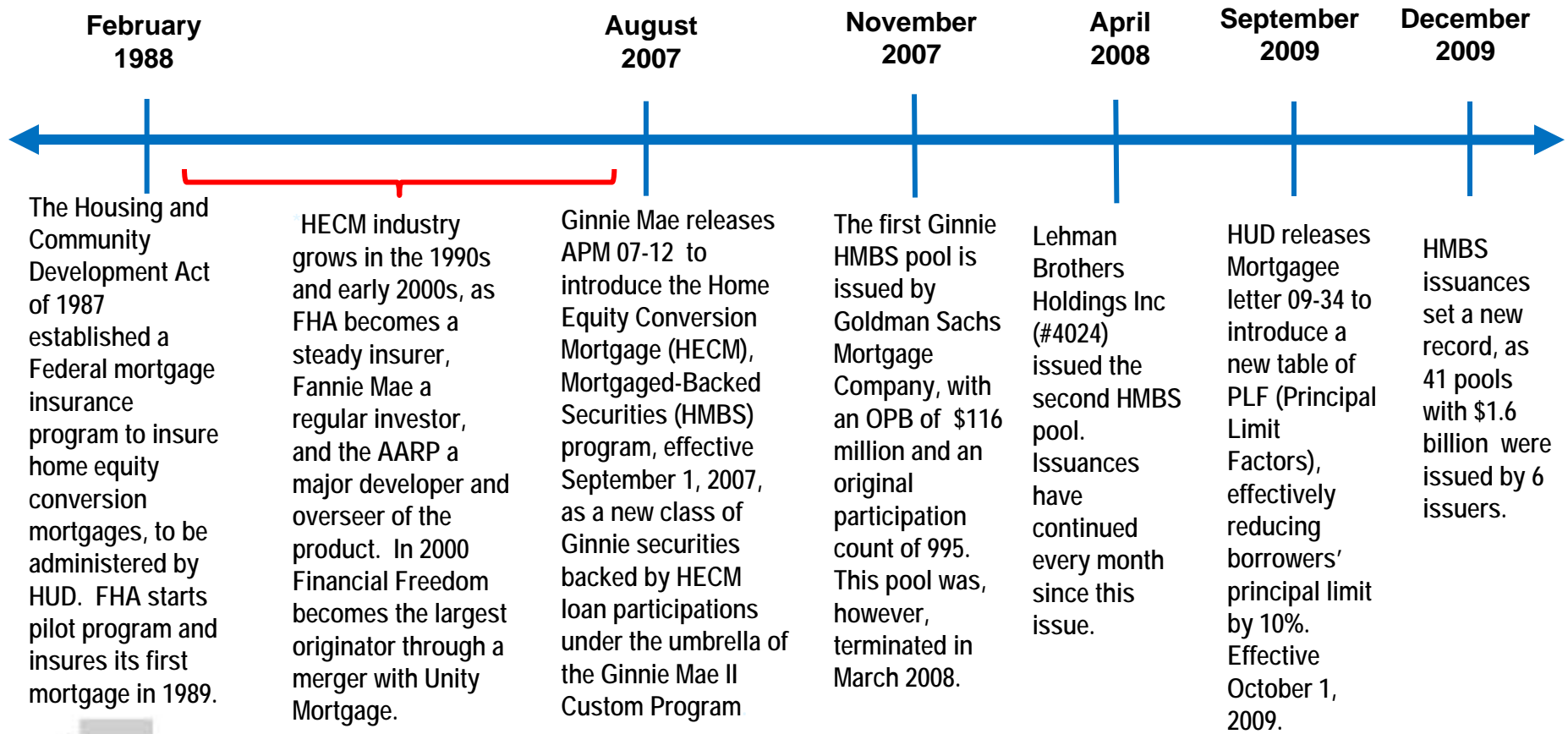




# Summary

- HMBS issuances in December 2009 set a new record high with 1.6 billion in OPB, vis-à-vis November's 1.2 billion OPB. (page 5&6)
- Ginnie Mae's share of FHA HECMs was 69 percent between September 2009 and November 2009, an increase from 65 percent in the past 6 months, and up from only 37 percent over the past 12 months. (page 8&9)
- The HECM portfolio UPB increased over 19 percent, to more than \$9 billion in December 2009. The portfolio had 204 pools managed by 9 issuers. (page 12&13)
- One-sixth of the HECM loans had UPBs over 75 percent of the Maximum Claim Amount, while about one-fifth were below 50 percent. In December, there were no HECM loans with UPB of equal or greater value than 98 percent of the Maximum Claim Amount. (page 16)
- HECM loans were concentrated in California and Florida, with significant amounts in Texas and New York. (page 16&17)
- The average age of HECM borrowers was 74 years old. Two-thirds of HECM borrowers were between 66 and 80 years old, while 2 percent of the borrowers were over 90 years old, and several were over 100. Nine-out-of-ten HECM borrowers used a line of credit as their payment option. (page 18)
- Four types of HMBS pools have been issued to date: fixed rate, monthly adjustable rate - LIBOR, monthly adjustable rate - CMT and one year adjustable rate - CMT. (page 19)

# History of Ginnie Mae's HECM/HMBS Program



\*National Center for Home Equity Conversion. *A Capsule History of Reverse Mortgages in the United States 1961-2001.*  
<http://www.reverse.org/History.HTM#86>



# Issuances

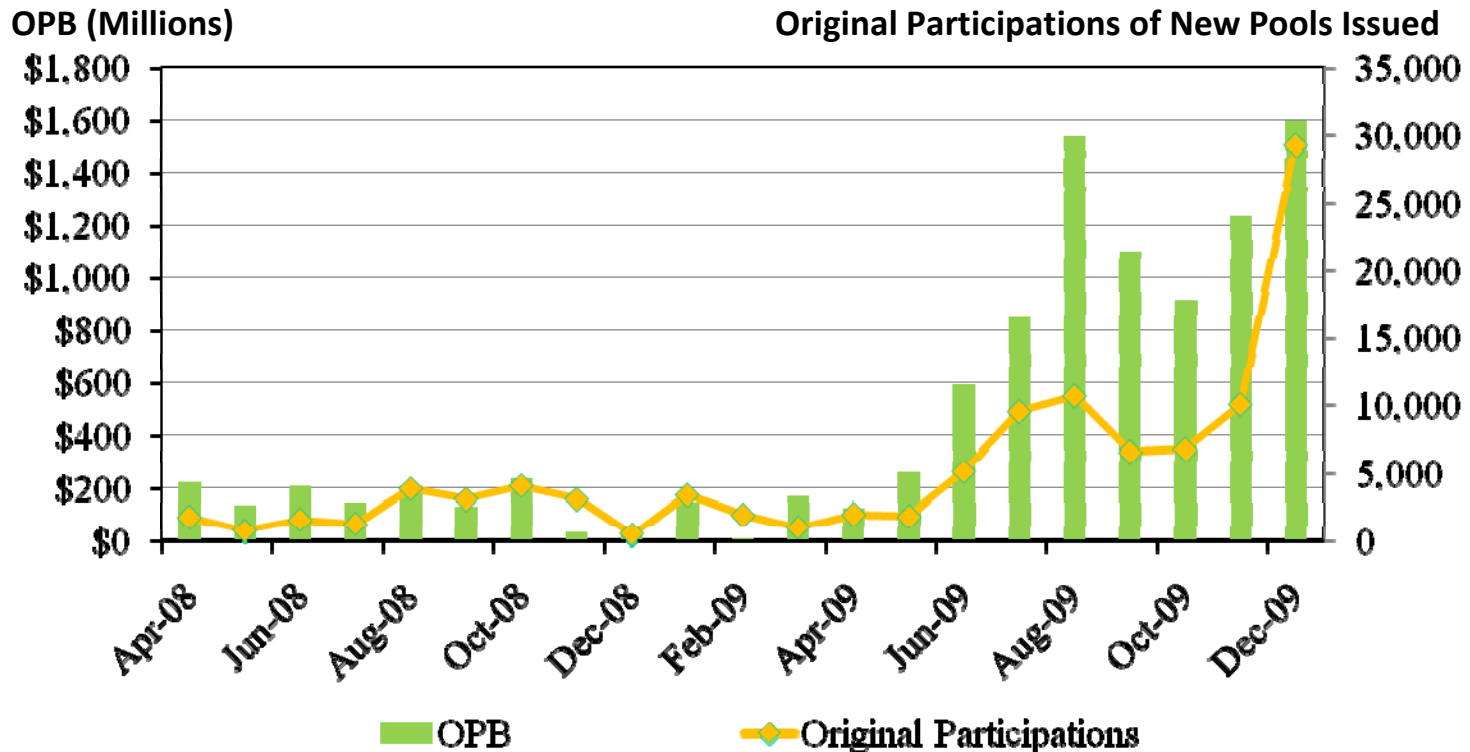


# December Issuances

Issuer ID	Issuer Name	Number of Pools	OPB (\$ Millions)
4036	Bank of America	21	904
4039	Metlife Home Loans a Div. of Metlife Bank	4	254
4041	Wells Fargo Bank, N. A.	4	196
4015	Reverse Mortgage Solutions, Inc.	4	111
4027	Generation Mortgage Company	4	96
4021	Sunwest Mortgage Company, Inc.	4	36
	<b>Total</b>	<b>41</b>	<b>1,598</b>

# History of Issuances – Program View

HECM/HMBS issuances increased in December 2009 with \$1.6 billion in OPB and 10,033 participations, compared with November's \$1.2 billion in OPB and 6,742 participations.



# History of Issuances – Issuer View

Issuer Number	Issuer Name	Number of Pools	OPB (\$ Millions)
4011 <sup>1</sup>	Goldman Sachs Mortgage Company	1	117
4015 <sup>2</sup>	Reverse Mortgage Solutions, Inc	11	522
4020 <sup>3</sup>	Financial Freedom Senior Funding Corp	20	492
4021	Sunwest Mortgage Company, Inc.	25	358
4024	Lehman Brothers Holdings Inc	2	253
4027	Generation Mortgage Company	17	605
4028	World Alliance Financial Corp	16	860
4036	Bank of America	56	3,751
4039	Metlife Home Loans a Div. of Metlife Bank	30	1,842
4041	Wells Fargo Bank, N. A.	20	939
4053	Financial Freedom Senior Funding Corp	3	13
	<b>Total</b>	<b>205</b>	<b>10,006</b>

Notes:

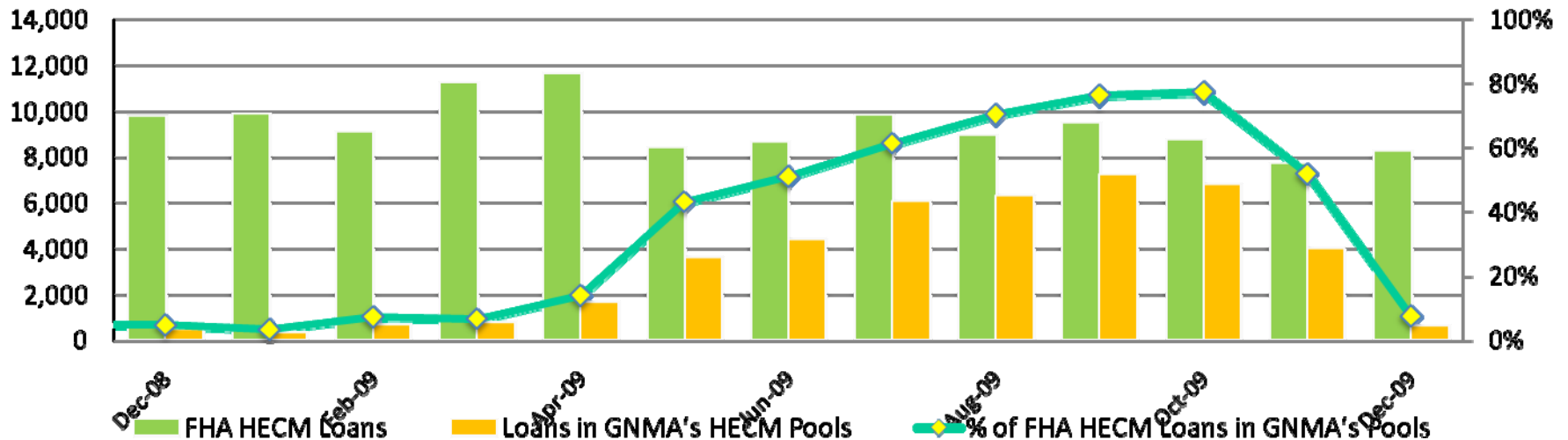
1.Pool has been terminated.

2.Reverse Mortgage Solutions (#4015) transferred 3 of its pools to World Alliance Financial Corp (#4028) in March 2009

3.Financial Freedom Senior Funding Corp (#4020) transferred all of 20 pools to Financial Freedom Senior Funding Corp (#4053) in April 2009. In addition, Financial Freedom Senior Funding Corp (#4053) issued 3 pools in November 2009.

# Ginnie Mae's Share of FHA HECMs over Time

Ginnie Mae's share of FHA HECMs was 69 percent between September 2009 and November 2009, an increase from 65 percent in the last six months and 37 percent in the last twelve months.



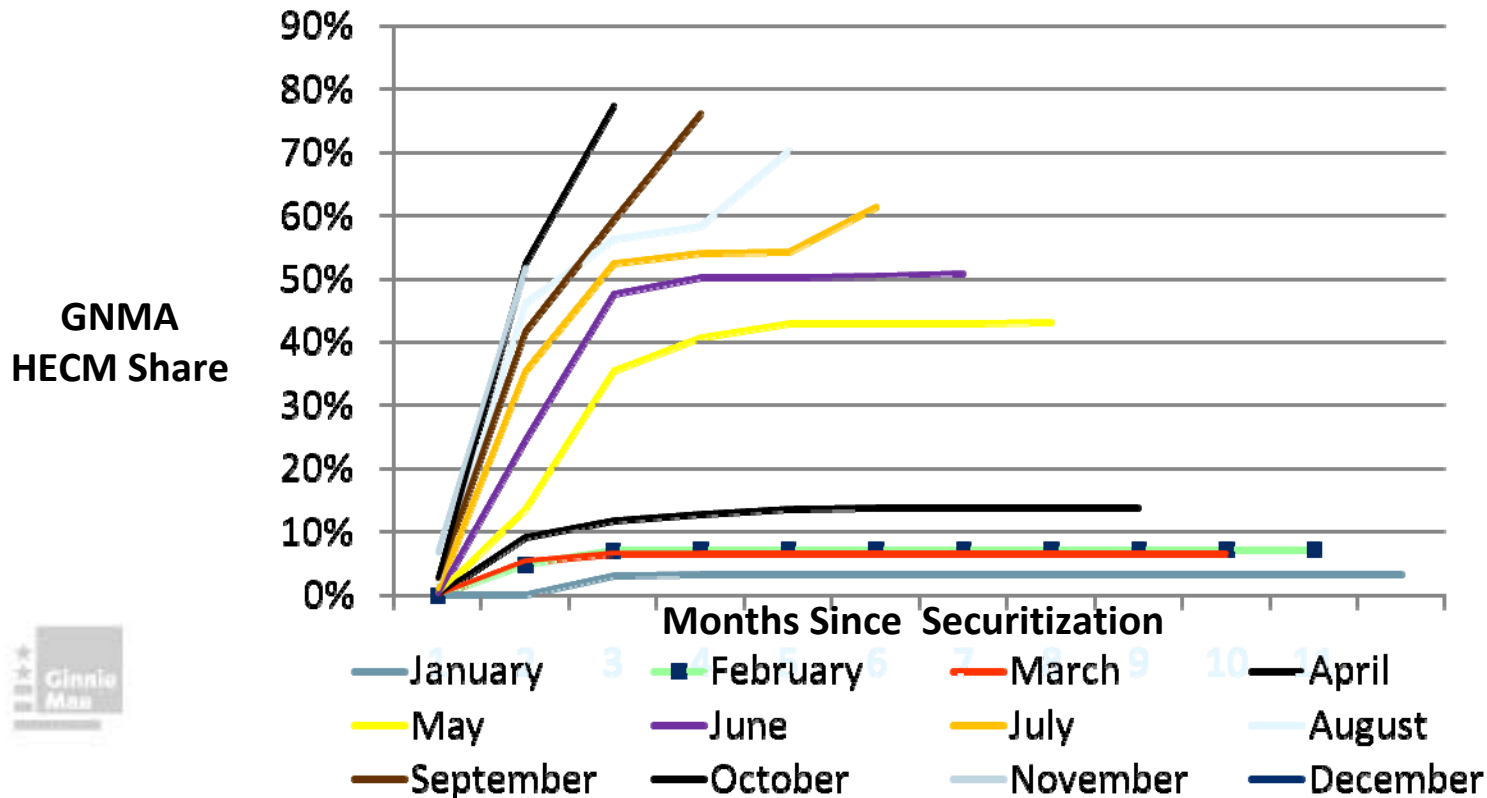
Last 12 Months (200812-200911)	Last 6 Months (200906-200911)	Last 3 Months (200909-200911)
37%	65%	69%



Note: Due to the lag between the dates HECMs are originated and the dates they are securitized, loans originated in December 2009 were not included in the table above.

# Ginnie Mae's Share FHA HECMs by Month of Pooling

The percentage share of HECM loans securitized in Ginnie Mae pools has been increasing over time. From September 2009 through November 2009, Ginnie Mae securitized 69 percent of all FHA HECM loans.





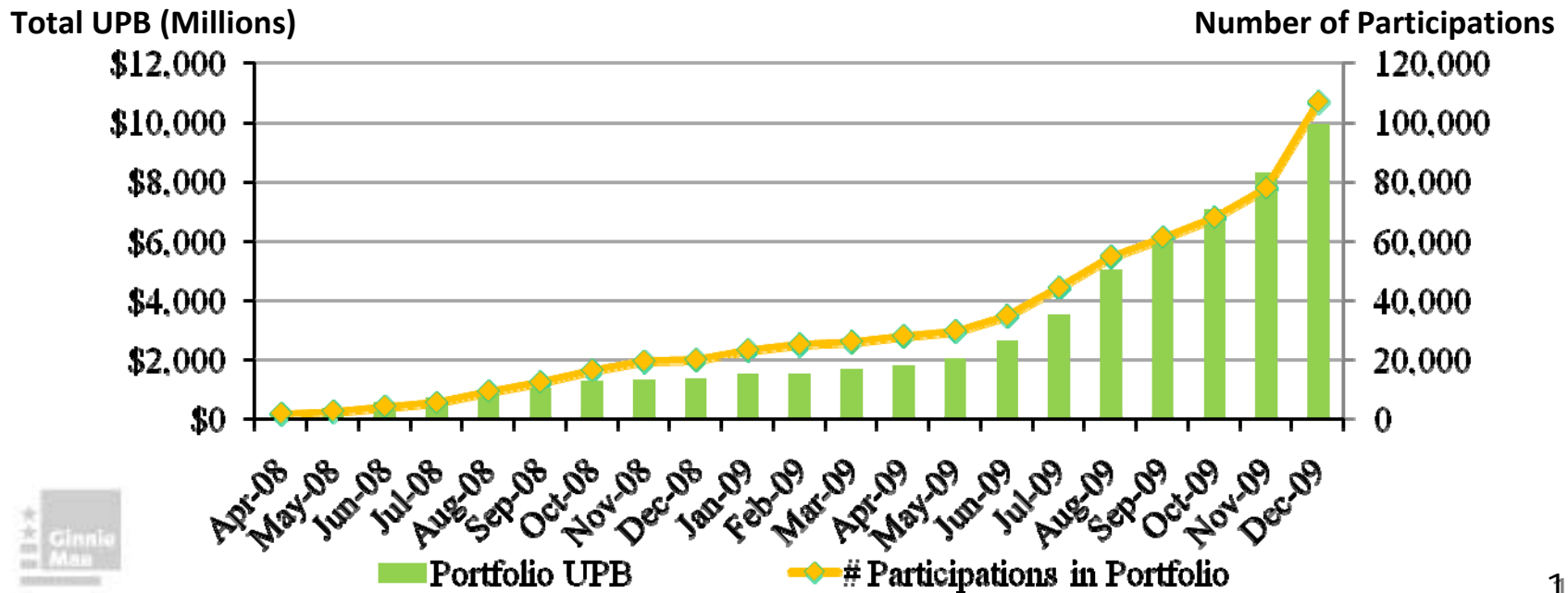
# Portfolio

# Active HECM Portfolio by Issuer

Issuer Number	Issuer Name	Number of Pools	UPB (\$ Millions)	Participation Count
4015	REVERSE MORTGAGE SOLUTIONS, INC	8	374	3,543
4021	SUNWEST MORTGAGE COMPANY, INC	25	356	4,680
4024	LEHMAN BROTHERS HO	2	241	1,802
4027	GENERATION MORTGAGE COMPANY	17	612	7,304
4028	BAWORLD ALLIANCE FINANCIAL CORPORATION	19	1,005	14,714
4036	BANK OF AMERICA	56	3,754	41,153
4039	METLIFE BANK, N.A.	34	2,127	10,347
4041	WELLS FARGO BANK, N.A.	20	946	5,433
4053	FINANCIAL FREEDOM SENIOR FUNDING CORP	23	502	17,857
	<b>Total</b>	<b>204</b>	<b>9,915</b>	<b>106,833</b>

# HECM/HMBS Portfolio Growth

The HECM/HMBS portfolio has grown steadily since the program began, and surged since June. In the past month, the portfolio UPB increased over 19 percent, and the number of participations increased over 37 percent.



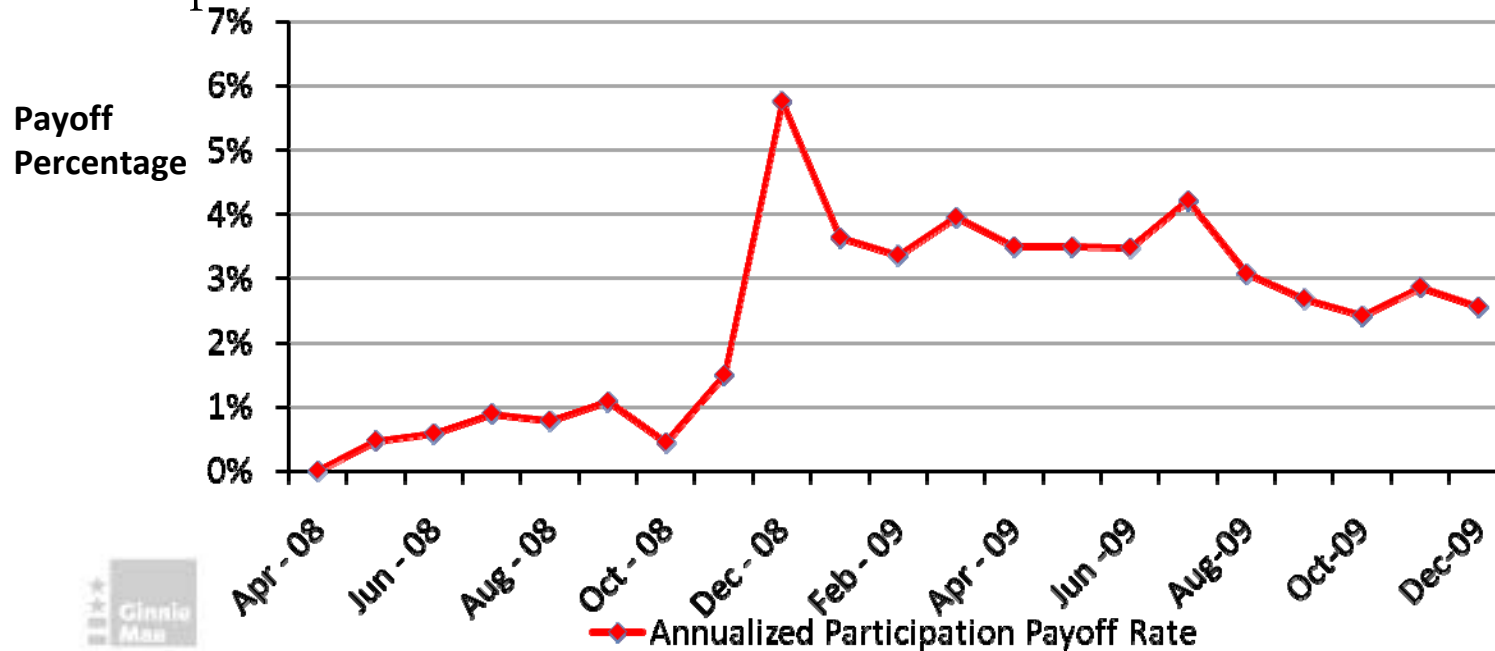



# Issuers Securitizing 1<sup>st</sup>, 2<sup>nd</sup> and Additional Participations

Issuer Number	Issuer Name	Total Participation Count	1st Participation	2nd Participation	3rd Participation	4th Participation	5th Participation	6th Participation	7th Participation
4015	REVERSE MORTGAGE SOLUTIONS, INC	3,541	2,374	881	286				
4021	SUNWEST MORTGAGE COMPANY, INC	4,680	1,688	736	611	567	545	533	
4024	LEHMAN BROTHERS HO	1,802	1,802						
4027	GENERATION MORTGAGE COMPANY	7,304	3,531	2,909	864				
4028	WORLD ALLIANCE FINANCIAL CORPORATION	14,351	7,215	5,996	1,140				
4036	BANK OF AMERICA	41,153	25,567	15,586					
4039	METLIFE BANK, N.A.	10,347	10,347						
4041	WELLS FARGO BANK, N.A.	5,433	5,433						
4053	FINANCIAL FREEDOM	17,857	3,428	3,407	3,193	2,110	2,110	2,089	1,520

# Participation Payoffs

The participation payoff rate had been steady from January 2009 to August 2009, between 3 percent and 4 percent. In the last four months, the participation payoff rate has decreased to below 3 percent.





# HECM UPB as a Percentage of Maximum Claim Amount

One-sixth of the HECM loans had UPBs greater than 75% of the Maximum Claim Amount, while about one-fifth were below 50%. In December, there was one HECM loan liquidated with UPB of equal or greater value than 98% of the Maximum Claim Amount.

HECM UPB as a Percentage of Maximum Claim Amount	Number of HECM Loans	Percentage of All Loans
< 25%	4,586	7%
25% - 50%	7,684	13%
50% - 75%	39,283	64%
75% - 85%	8,455	14%
85% - 95%	1,427	2%
95% - 98%	49	0%
>= 98%	0	0%
<b>Total</b>	<b>61,384</b>	<b>100%</b>

Note: Bottom cutoffs of the stratum are inclusive. For example, 75% - 85% means  $\geq 75\%$  and  $< 85\%$



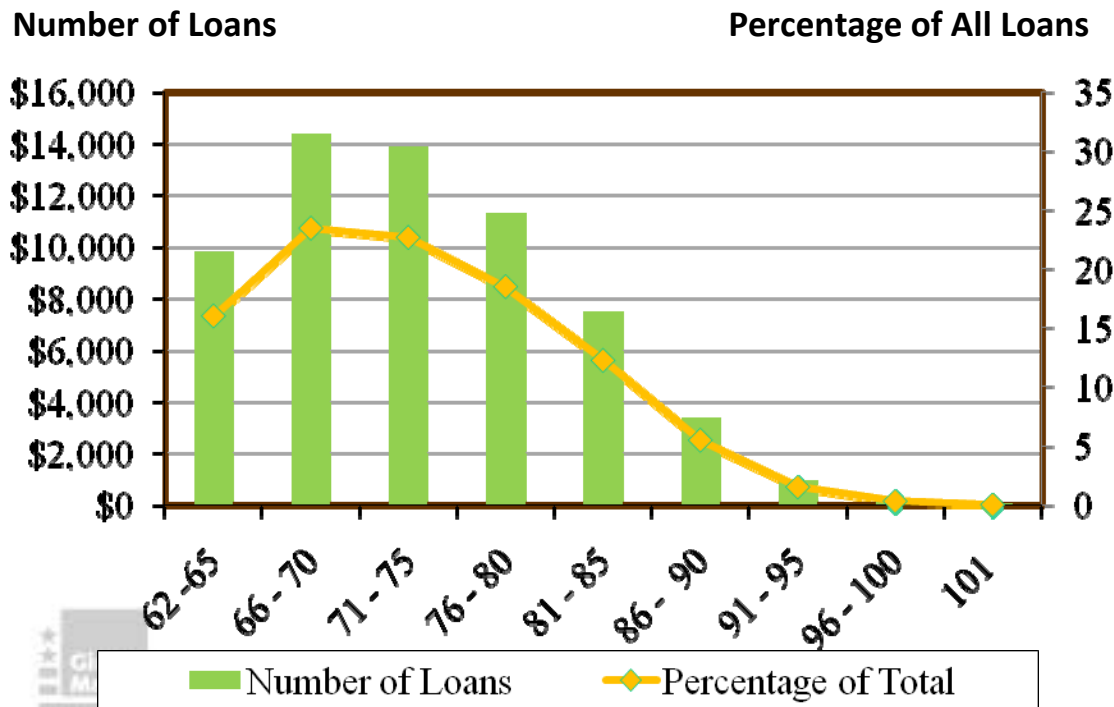


# Number of HECM Loans - Top 10 States

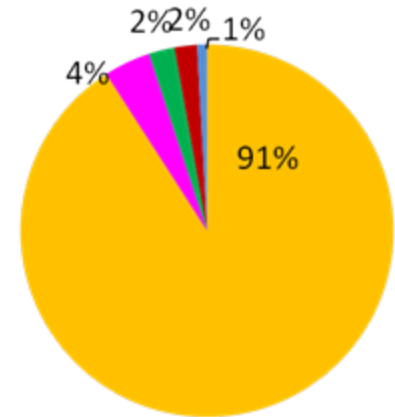
State	Number of HECM Loans	Loan Count Percentage	Number of Participations	HECM Loan UPB (\$ Millions)	HECM Loan OPB (\$ Millions)
CA	9,877	16%	17,583	2,417	2,196
FL	7,995	13%	15,181	1,150	1,039
TX	4,372	7%	7,347	468	437
NY	3,590	6%	5,608	827	759
VA	2,397	4%	3,824	368	342
MD	2,370	4%	4,442	413	384
NJ	2,360	4%	3,901	399	352
PA	1,986	3%	3,523	223	203
IL	1,870	3%	3,172	254	233
WA	1,869	3%	2,946	360	329

# Borrowers Age Profile and Payment Option of HECM Loans

The average HECM borrower was 74 years old. Two-thirds of HECM borrowers were between 66 and 80 years old, while 2 percent of the borrowers were over 90, and several were over 100.



Nine-out-of-ten HECM loans are line of credits.



- Line of Credit
- Tenure
- Modified Tenure
- Modified Term
- Term



# HMBS Pools by Pool Type

There are five types of HECM pools, four have been issued to date:

- RF – Fixed Rate
- RA – One Year Adjustable Rate, CMT
- ML - Monthly Adjustable Rate, LIBOR
- RM – Monthly Adjustable Rate, CMT

Pool Type	OPB (Millions)	Pool Ending UPB (Millions)	Percentage of Total UPB	Original Participation Count	Current Participation Count	Percentage of Total Current Participation Count
RF	6,083	6,157	62.10%	44,249	44,070	41.25%
ML	2,391	2,372	23.93%	37,288	37,011	34.64%
RM	1,530	1,384	13.96%	27,348	25,738	24.09%
RA	2	2	0.02%	14	14	0.01%
<b>Total</b>	<b>10,006</b>	<b>9,915</b>	<b>100.00%</b>	<b>108,899</b>	<b>106,833</b>	<b>100.00%</b>

# Appendix - Share of HECM Loans in Ginnie Mae Pools

Loan Origination Date	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09
December	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.4%
November	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	7.0%	51.7%
October	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.7%	52.5%	77.3%
September	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.6%	41.7%	59.4%	76.2%
August	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2.0%	46.1%	56.2%	58.3%	70.3%
July	N/A	N/A	N/A	N/A	N/A	N/A	0.8%	35.5%	52.4%	54.0%	54.3%	61.3%
June	N/A	N/A	N/A	N/A	N/A	0.0%	24.6%	47.7%	50.2%	50.2%	50.3%	50.9%
May	N/A	N/A	N/A	N/A	0.2%	13.6%	35.4%	40.7%	43.0%	43.0%	43.0%	43.1%
April	N/A	N/A	N/A	0.0%	9.2%	11.9%	12.8%	13.7%	13.9%	13.9%	13.9%	13.9%
March	N/A	N/A	0.0%	5.4%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%	6.6%
February	N/A	0.0%	4.9%	7.1%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%	7.2%
January	0.0%	0.0%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.3%

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